

(1 of 2)

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Doc#: 1210233024 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/11/2012 09:24 AM Pg: 1 of 5

SPECIAL WARRANTY DEED

(Limited Liability Company to Individuals as
Tenants by the Entirety)
(Illinois)

THIS INDENTURE, made as of the 22nd day of March, 2012, between **DEPAUL DEVELOPMENT, L.L.C.** an Illinois limited liability company, duly authorized to transact business in the State of Illinois, "Grantor" and party of the first part, and **ANDREW GAMBOA and JACLYN GAMBOA**, a husband and wife, whose address is 560 W. Fulton, Unit 202, Chicago, IL 60661,

(NAME AND ADDRESS OF GRANTEE)

party of the second part, not as joint tenants or tenants in common, but as tenants by the entirety, WITNESSETH, that Grantor for and in consideration of the sum of Ten and no/100 Dollars, the receipt whereof is hereby acknowledged, and pursuant to authority of said partnership, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and to its successors and assigns, FOREVER, all of its right, title and interest in and to the real property owned by Grantor, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

ITEMS SET FORTH ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number(s): 14-29-119-039-0000
Address of real estate: 2952 North Racine, Chicago, Illinois

60657

Box 400-CTCC

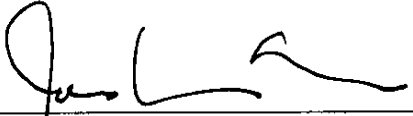
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C.T.I.C. CA8905267 DR KARSA

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IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.

DEPAUL DEVELOPMENT, L.L.C., an Illinois limited liability company,

By: 

Name: Jonathan G. Bunge
Title: Manager

SEND SUBSEQUENT TAX BILLS TO:

ANDREU GAMBOA
2952 N. RACINE
CHICAGO, IL
60654

Prepared by Patrick E. Brady
McGuire Woods LLP
77 W. Wacker Drive
Suite 4100
Chicago, Illinois 60601

Mail to DOUGLAS G. SHREFFLER
4653 N. Milwaukee Ave.
Chicago, Illinois 60630

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

LOT 3 IN BLOCK 8 IN JONES EXECUTOR'S SUBDIVISION OF THAT PART NORTHEAST OF LINCOLN AVENUE OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2952 North Racine, Chicago, Illinois
Permanent Index Nos.: 14-29-119-039-0000

60657

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for 2011 and subsequent years.
2. Schedule B Exceptions G and __ as disclosed on Chicago Title Insurance Company Policy No. 887487.
3. Zoning laws and ordinances.
4. Survey matters.
5. Acts of Grantee.

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